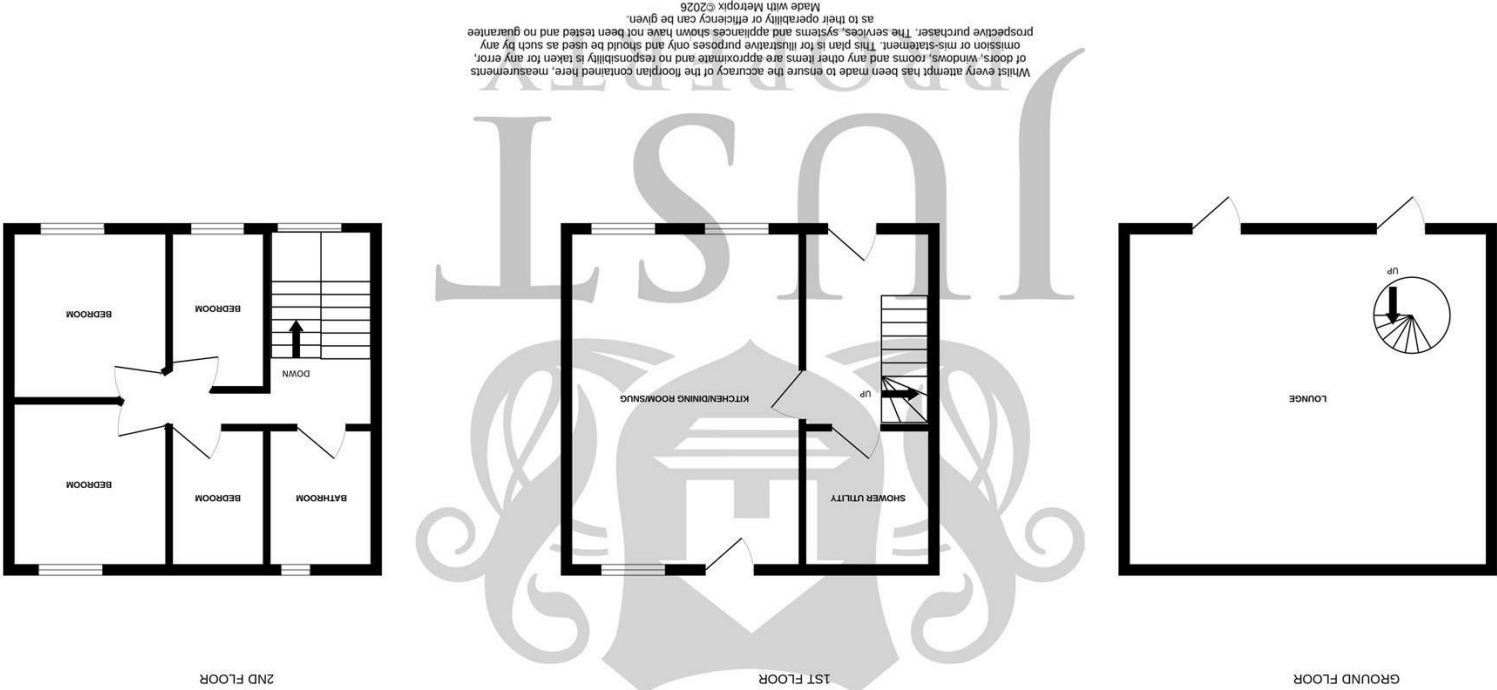




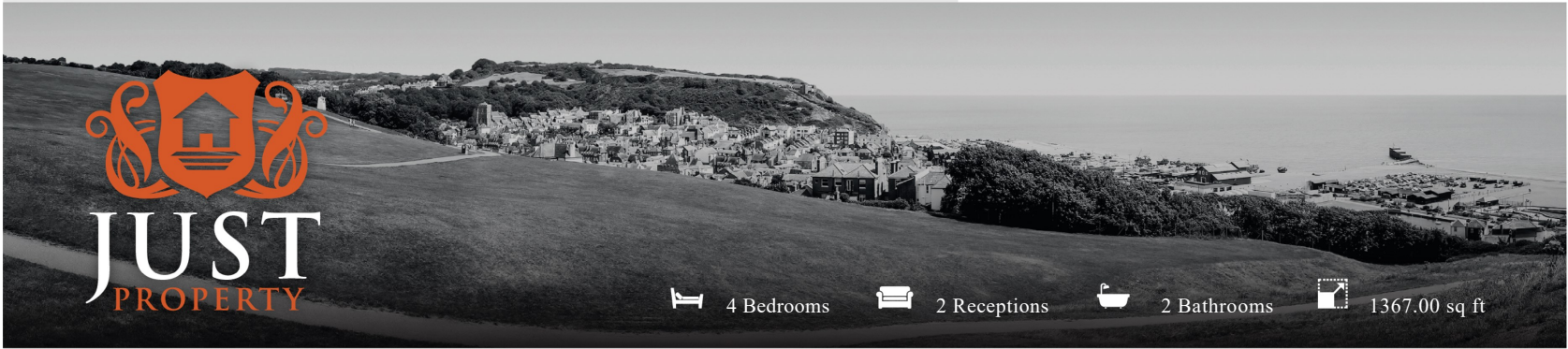
England & Wales		
	Very energy efficient - lower running costs	A
	(92 plus)	
	B	
	(81-91)	
	C	
	(69-80)	
	D	
	(55-68)	
	E	
	(39-54)	
	F	
	(21-38)	
	G	
	Not energy efficient - higher running costs	
	(1-20)	
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Potential	Current	



## FLOORPLANS

144 Frederick Road, Hastings, TN35 5AU

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms 2 Receptions 2 Bathrooms 1367.00 sq ft

144 Frederick Road, Hastings, TN35 5AU

Freehold

£440,000







Freehold

£440,000

4 Bedrooms 2 Receptions 2 Bathrooms 1367.00 sq ft

## PROPERTY DETAILS

Situated in the ever-popular Frederick Road in Hastings, this beautifully presented family home has been lovingly enhanced and meticulously maintained by the current owners, creating a stylish and versatile three-storey residence that is a true credit to them.

Ideally positioned within easy reach of well-regarded local schools, Hastings Town Centre, excellent transport links and Ore Village, the property offers both convenience and a fantastic lifestyle setting for growing families.

The ground floor welcomes you with a wonderful family lounge, featuring two doors opening to the front, allowing plenty of natural light to flow through. It also benefits from a modern fitted shower room with WC and a separate utility room, adding practicality to the home. The impressive open-plan kitchen, dining and snug area forms the heart of the property – a superb space for entertaining and everyday family life. The contemporary fitted kitchen includes integral appliances and ample storage, seamlessly blending style and functionality.

On the first floor, a gallery landing leads to four well-proportioned bedrooms and a stunning family bathroom, complete with a striking copper bath that creates a real focal point.

Externally, the property continues to impress, offering off-road parking for several vehicles to the front. To the rear, a patio garden provides the perfect spot for outdoor dining, with steps leading up to a further seating area and play space – ideal for children and summer gatherings alike.

Further benefits include gas-fired central heating with modern traditional-style radiators throughout.

A wonderful family home offering space, style and flexibility in a highly desirable location. Viewing is highly recommended by the vendor's sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Bedroom
Hallway	9'1" x 6'11" (2.77 x 2.13)
Shower Room / WC / Utility Room	Bedroom
Kitchen / Dining Room	6'11" x 6'3" (2.13 x 1.91)
19'5" x 18'6" (5.92 x 5.66)	Bathroom
Spiral Staircase Down To	6'9" x 6'3" (2.08 x 1.91)
Family Lounge	Off Road Parking
18'11" x 17'7" (5.77 x 5.38)	Patio Garden
Stairs to First Floor	Rear Garden
Landing Area	
Bedroom	
10'11" x 9'10" (3.35 x 3.00)	
Bedroom	
11'1" x 9'1" (3.38 x 2.77)	

## FEATURES

- Gorgeous Family Home
- Four Bedrooms
- Two Bathrooms - Stunning Copper Bath
- Off Road Parking
- Beautiful Fitted Kitchen
- Open Plan Dining Space
- Wonderful Family Room
- Gas Fired Central Heating
- Deceptively Spacious
- Rear Patio and Garden

